

# 7652 EAST GREENWAY ROAD

Scottsdale, AZ 85260 | Two Industrial Condos for Lease or Sale

**OWNER WILLING TO CARRY WITH QUALIFIED BUYER**



## JAMES LIEBERTHAL, SIOR

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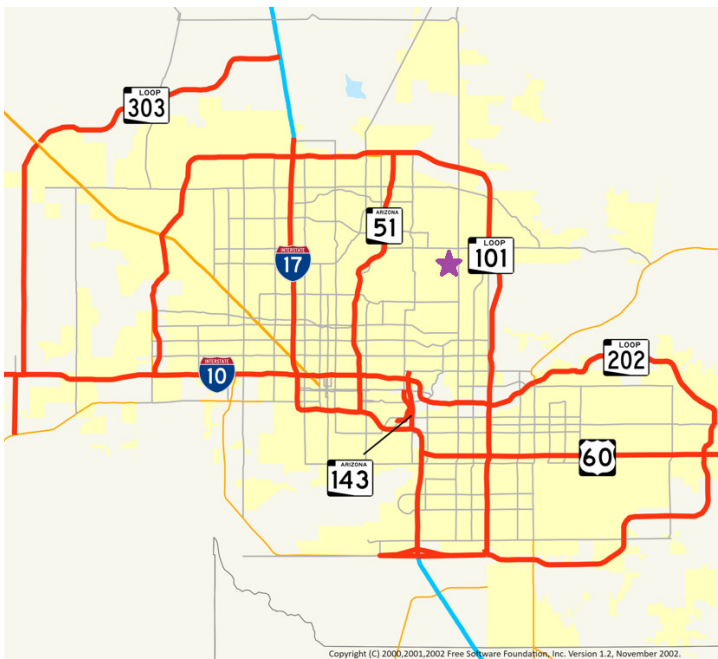


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## INDUSTRIAL CONDOS FOR LEASE OR SALE



### PROPERTY HIGHLIGHTS

- Prime Scottsdale Park Location
- ±20' to the Deck
- ±8 x ±10' Roll Up Door
- Parking: Suite 111 - 2 Covered Assigned Spaces Included
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- Year Built: 1997
- Tilt-Up Concrete Block Construction
- Zoning: I-1, City of Scottsdale
- Perfect for a Man-Cave, Contractor, Service Company
- Just East of Scottsdale Rd. and Close Proximity to Scottsdale Quarter, Kierland, Scottsdale Airport, High-End Scottsdale Restaurants & Shopping

### LOCATION DESCRIPTION

Situated within the prestigious Firebird Suites Condominiums, this property offers a premier location just moments from Scottsdale Quarter, Kierland Commons, and the region's most sought-after amenities. A rare opportunity to lease or purchase a boutique office-warehouse space in the heart of the Scottsdale Airpark.

#### SUITE 112 (APN # 215-47-117)

Size:	±1,100 SF
Sale Price:	\$454,000
Lease Rate:	\$1.73 SF/ Modified Gross

#### SUITE 111 (APN #215-47-116) - IN ESCROW

Size:	±1,130 SF
Sale Price:	\$478,000
Lease Rate:	\$1.78 SF/ Modified Gross

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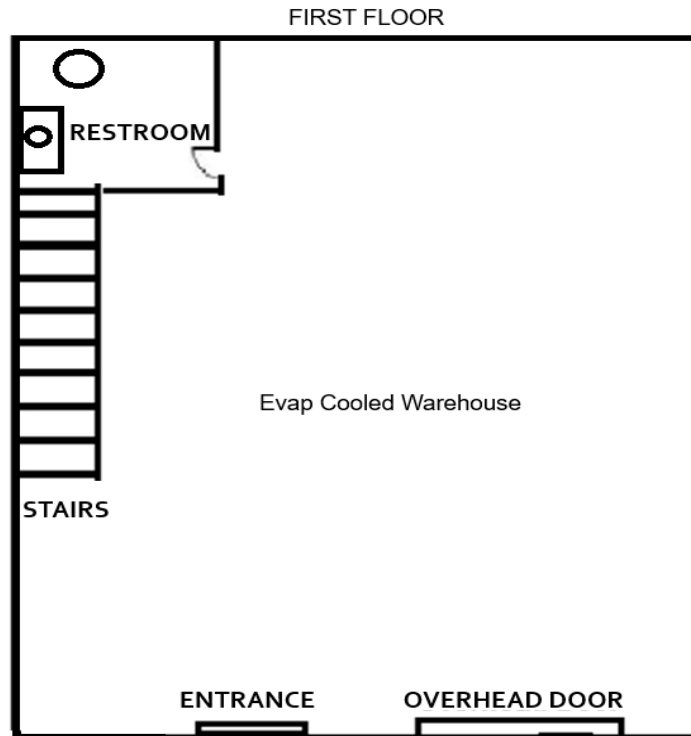
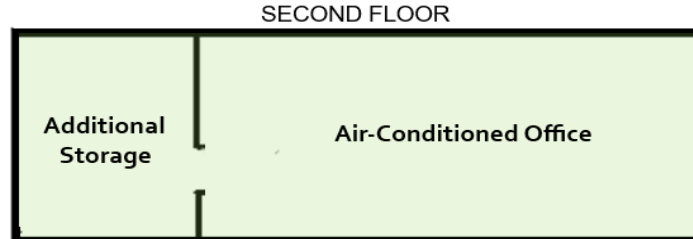


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## FLOORPLAN - SUITE 112



(All dimensions are approximate)

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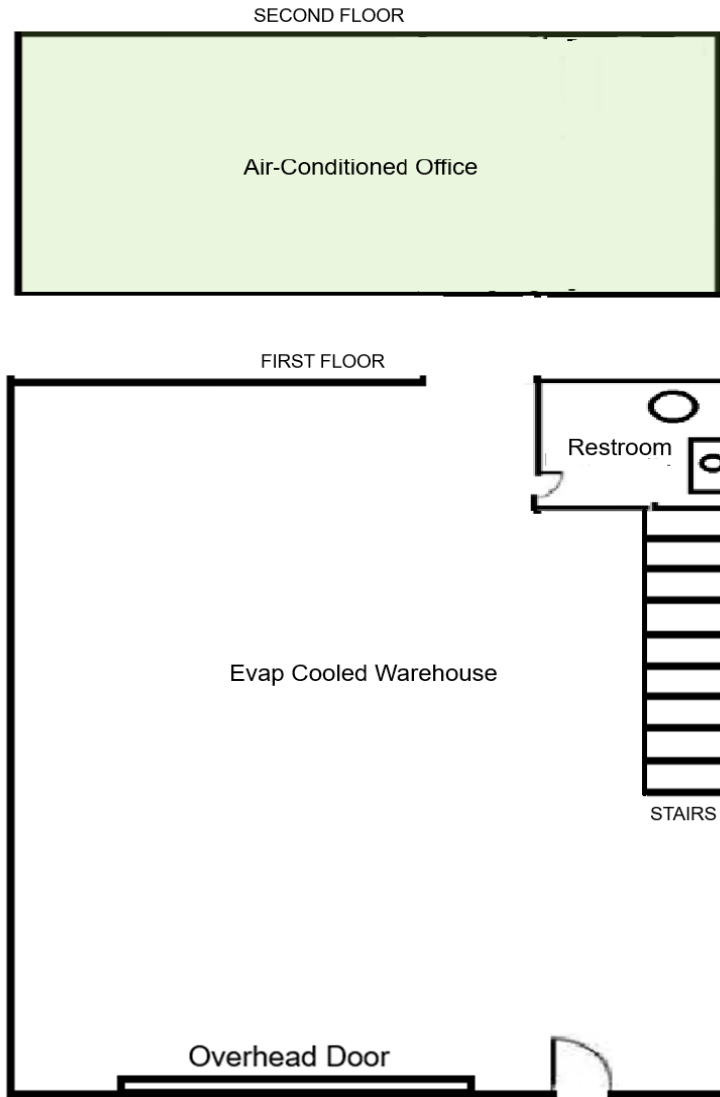


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## LOCATION MAP



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